

Downtown Specific Plan**Permitted Land Uses and Development Intensities Table****Description of Staff Recommended Corrections**

- Block 1** Acreage (reduced 5.33). The previous total double counted the common lot for Mozart buildings and the individual building envelopes.
- Block 4** Acreage: split into the two density areas (total is the same)
Density: medium density line inserted to reflect maps and DSP text
Residential Units: corrected total to reflect acreages and density figures
- Block 6** Acreage: split into the two density areas (total is the same)
Density: medium density line inserted to reflect maps and DSP text
Residential Units: corrected total to reflect acreages and density figures
- Block 9** Residential Units: total corrected to reflect acreage and density figures
- Block 13** General: This block was anticipated as a mixed use Office/Retail/Residential Block in the Downtown Design Plan. As a carryover from the 1993 Specific Plan, no specific housing unit count was placed in the table. The EIR examined office, retail and up to 140 dwelling units for this block. During the Council hearing in June 2003, the Council determined the density to be townhouse (low-medium) however no units were added to the table.
Primary Uses: The word office was omitted from the table, however square footage is listed in the office column.
Acreage: Based on a block frontage of approximately 600 feet, staff estimates that up to 25 townhouses with minimum widths of 24 feet could be located along the street. 25 townhouses, at a 12 du/ac density would require about 3/10 of the parcel. Acreage has been divided 30% residential and 70% office/retail.
Residential Units: Number of units was placed in the table reflecting the above discussion.
- Block 14** General: Total housing units for this block along with Blocks 15 and 16 was determined by ELS the consulting architect for the Downtown Design Plan. Based on the dimensions of the property they determined the maximum number of underground parking spaces that could be provided, divided by

two and recommended that as the maximum number of housing units. The Downtown Design Plan included the residential unit numbers and the resulting density. When the Council adopted the General Plan designations in June 2003, the table in the staff report indicated Very High Density Residential, height limits of 50 feet on Mathilda and 30 feet on Charles Street and a total number of housing units for the block.

Approx. Density: When staff prepared the Specific Plan for Council consideration in October 2003 staff introduced a density figure of 48 du/ac to describe blocks 14, 15 and 16. This density figure was intended by the staff to be a general description; it was not anticipated to be the guiding principle for the block. Because the Council adopted the total units and height limits in June and there was no discussion of density staff believes the intent was to allow that many housing units and therefore the density numbers should revert to the numbers in the design plan. If this assumption is incorrect then Council may want to consider revising the density numbers.

Block 15 General: see discussion for Block 14

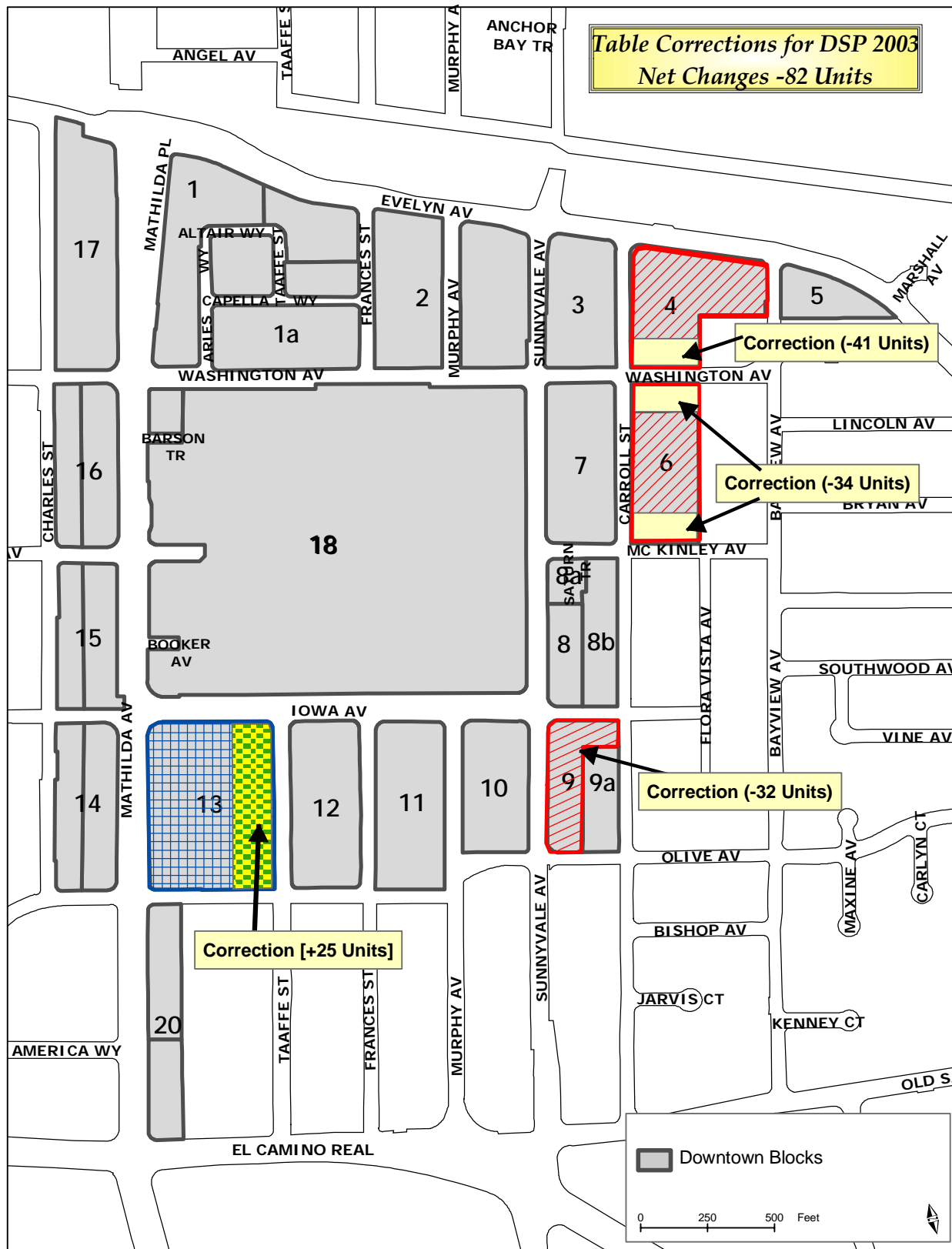
Block 16 General: see discussion for Block 14

TOTAL: Acreage: The correction to Block 1 and an arithmetic error result in a revised acreage figure

Residential Units: The correction to Blocks 4, 6, 9 and 13 result in a decrease in total housing units allowable.

Downtown Specific Plan**Permitted Land Uses and Development Intensities**

District	Block	Approx Area Acres	Primary Uses	Approx. Density	Res. Units	Office	Retail / Rest. / Ent.
Commercial Core	1	6.00 5.33	Office	N/A		450,000	10,000
Commercial Core	1a	5.76	Residential Very High Density	78 du/ac.	450		52,500
Commercial Core	2	6.44	Retail	N/A		80,000	170,891
Sunnyvale/ Carroll	3	2.86	Retail Specialty Grocery	N/A			62,000
Sunnyvale/ Carroll	4	3.89 3.31 0.58	Residential Very High Density Medium Density	48 du/ac. 24 du/ac.	214 173		
Sunnyvale/ Carroll	5	1.15	Residential Very High Density	40 du/ac	46		
Sunnyvale/ Carroll	6	3.49 2.33 1.16	Residential High Density Medium Density	36 du/ac. 24 du/ac.	146 112		
Sunnyvale/ Carroll	7	3.55	Res. High Density/ Retail	N/A	100	36,000	14,000
South of Iowa	8	1.19	Residential Low-Medium Density	12 du/ac	15		
South of Iowa	8a	0.50	Residential Medium Density	24 du/ac	12		
South of Iowa	8b	1.59	Residential Low Density	7 du/ac	12		
South of Iowa	9	1.68	Residential Low-Medium Density	12 du/ac	52 20		
South of Iowa	9a	1.19	Residential Low-Medium Density	7 du/ac	8		
South of Iowa	10	2.79	Residential Low-Medium Density	12 du/ac	47		
South of Iowa	11	3.57	Residential Low-Medium Density	12 du/ac	49		
South of Iowa	12	3.71	Residential Low-Medium Density	12 du/ac	51		
Commercial Core	13	6.82 4.77 2.05	Office/Retail Res. Low-Med. Density	12 du/ac	25	176,021	20,120
West of Mathilda	14	3.41	Residential Very High Density	48 51 du/ac	173		10,000
West of Mathilda	15	2.77	Residential Very High Density	48 54 du/ac	152		10,000
West of Mathilda	16	2.97	Residential Very High Density	48 58 du/ac	173		10,000
West of Mathilda	17	3.41	Residential Very High Density	12 du/acre	48		
Commercial Core	18	36.39	Mixed Use	N/A	200	202,000	1,007,876
Commercial Core	20	1.70	Res. High Density Office	N/A	51	16,400	
TOTAL		100.6 106.16			1,999 1,917	960,421	1,367,387
NET CHANGE		+5.56			-82	0	0



**Downtown Specific Plan
General Plan Amendment Options for Housing**

BLOCK 18

1. Approve 100 additional units for Block 18
2. Approve less than 100 additional units for Block 18
3. Do not approve any additional units for Block 18

DOWNTOWN

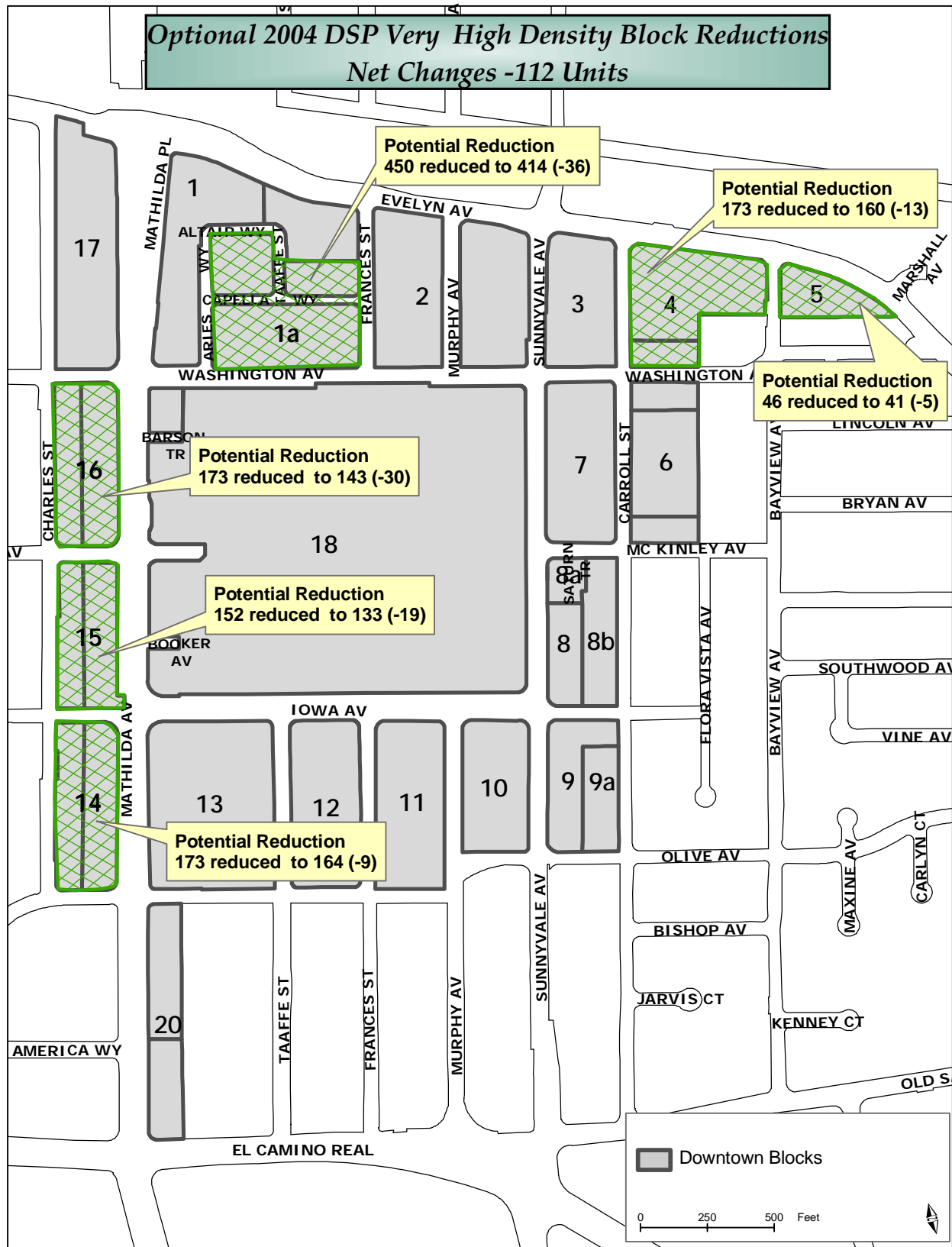
4. Make corrections to tables for 82 units in Blocks 4, 6, 9 and 13
5. Reduce units, by up to 100 in other blocks of the downtown. Staff has identified several options to blocks designated for all or a portion as very high density residential (greater than 40 du/ac—see table below)

**These following options are presented to illustrate possible
reductions in density*
Detailed discussion follows on next page.**

District	Block	Approx. Area Acres	Primary Uses	Approx. Density	Units in 2003 DSP	Density Option*	Resulting Units	Change
Commercial Core	1a	5.76	Very High Density Residential	78 du/ac.	450	72	414	-36
Sunnyvale/Carroll	4	3.31 0.58	Residential Very High Density Medium Density	48 du/ac. 24 du/ac.	173	44 24	160	-13
Sunnyvale/Carroll	5	1.15	Residential Very High Density	40 du/ac.	46	36	41**	-5
West of Mathilda	14	3.41	Very High Density Residential	51 du/ac	173	48	164	-9
West of Mathilda	15	2.77	Very High Density Residential	54 du/ac	152	48	133	-19
West of Mathilda	16	2.97	Very High Density Residential	58 du/ac	173	48	143	-30
TOTAL					1121		1014	-112

* **Other densities may be applied.**

** Block 5 has an 18 unit project under construction that would result in approximately .55 acres remaining land available for redevelopment. A modified density of 36 du/ac would then result in a total of 37 units for this block for a net decrease of 3.



Density Option Discussion

Staff selected representative density/housing unit counts based on the following discussion.

Block 1a. This block was evaluated at 510 housing units in the EIR. This number was derived in the Downtown Design Plan based on number of underground parking spaces that could be built. The height limit was modified from 100 feet to 75 feet by the stakeholders committee. Staff recalculated housing units at 375. The height was increased at the Council hearing to 85 feet along with a total unit count of 450 units.

A potential density for this block was calculated by first assigning 20 feet of height to the retail component and 80 feet of height to the residential component for the earlier total of 100 feet. The height reduction to 85 feet was then separated into 20 feet for the first floor (retail) and 65 feet for the upper floors (residential portion on top of the retail). This percentage ($65/80 = 81.25\%$) was applied to 510 housing units for a result of 414 units. Density was then calculated ($414/5.76 \text{ ac} = 72 \text{ du/ac}$). This methodology is merely one way of determining desirable density, not a recommendation for change.

Staff is not suggesting that 450 units was adopted in error, or that the site cannot accommodate this number of units. In response to a concern on this issue Staff completed an analysis of unit yield. Note that the yield on any development will depend on a number of factors. Market conditions may be the most significant of these factors and itself is influenced by: cost of construction (excavation for underground parking is a significant cost); unit sizes; and, whether housing units are for-sale or rental. Architectural style may result in more or less “efficient” building designs that further modify unit yield.

A scenario was created to verify that a maximum of 450 units was possible on this Block using modest sized units. Details of that analysis follow. In summary, moderate sized units in a 15% 1-BR, 60% 2-BR and 25% 3-BR configuration would result in an FAR of about 300%. This amount translates into an average building lot coverage of 60% per floor leaving 40% undeveloped (which allows for significant additional open space, and major architectural articulation).

Assumptions – All development

- All parking is underground (DSP provision)
- Allowable Setbacks are 0 ft. (DSP provision)
- Approximately 20% of site is required for roadways/street dedications

BLOCK 1a – MODEST SIZED UNITS–WITH MIXED BEDROOM COUNT

		# Units	Living Area (s.f.)	Open Space Per Unit (s.f.)	Hallways, Lobbies, etc. (25% of Living Area)	Resulting s.f.
1BR	15%	68	700	50	175	62,900
2BR	60%	270	950	50	237.5	334,125
3BR	25%	112	1200	50	300	173,600
TOTAL UNITS		450				
GFA Residential						570,625
GFA Retail						52,500
TOTAL GFA						623,125
TOTAL LAND AREA						199,026
FAR						313%
AVERAGE COVERAGE Per FLOOR						60%
AVERAGE OPEN SPACE Per FLOOR						40%

Block 4 A reduction from 48 to 44 units per acre was selected as a possible modest decrease.

Block 5 A reduction to the high end of the high density residential category (36 du/ac) was selected

Block 14 The density figure used in the October 2003 Downtown Specific Plan tables was applied to this block.

Block 15 The density figure used in the October 2003 Downtown Specific Plan tables was applied to this block.

Block 16 The density figure used in the October 2003 Downtown Specific Plan tables was applied to this block.